

MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Tuesday, April 27, 2010
Conference Room C, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, R. Hall (until 3:45), P. Plante (arrived at 2:23), K. Rawn

Others present: G. Padick, Director of Planning

I. Call to Order

Chairman Beal called the meeting to order at 2:02 p.m.

II. Minutes

4-13-10- Hall MOVED, Favretti seconded, to approve the 4/13/10 minutes as amended (revised reference to next meeting 4/27/10). MOTION PASSED with all in favor except Rawn who disqualified himself.

III. Consideration of potential fall 2010 revisions to the Zoning Regulations/Zoning Map

Padick briefly presented an overview of a variety of issues that have been raised and should be considered by the Committee for potential revisions to be presented during the fall of 2010. The balance of the meeting was spent reviewing the first four agenda items. The other listed items will be discussed at subsequent meetings.

A. Agricultural Regulations

Padick noted that a number of Connecticut Towns are working on their agricultural regulations and that staff is compiling data for consideration by the RRC and Agriculture Committee. Favretti noted that the Committee's orientation should be on health and safety issues and management practices developed by state and regional agencies. He suggested that the local focus should not be on specific standards that would be difficult to enforce. Members discussed current provisions regarding on-site sales and it was suggested that the existing regulations may not appropriately address common exchange arrangements between farmers, regional factors and local business opportunities. Concern also was expressed that small farming operations need to be protected. Padick related that staff expected to work on draft regulations in August.

B. Common Driveway Regulations

Members reviewed with Padick a 4/27/09 draft revision that was represented at public hearing but not adopted and letters from the Fire Marshal, Open Space Preservation Committee and Conservation Commission. After discussion, there was general agreement that existing provisions for common driveways should be revised to provide appropriate opportunities for serving more than 3 house lots. Staff agreed to prepare a revision of the 4/27/09 draft that addresses some of the technical issues raised in the review letters. It was indicated that consideration should be given to mandating common driveways or private roads as an alternative to cul-de-sac development.

C. Subdivision Review Process; Role of Landscape Architect

Members reviewed the recent suggestion by the Open Space Preservation Committee that the subdivision regulations be reviewed to require an initial site analysis review prior to submittal of a formal subdivision application. Members

expressed support for this idea and indicated that the projects landscape architect should take primary responsibility for documenting site features and suggesting an overall development approach. Padick related that the current regulations need to be reorganized to move some of the design provisions of Section 7 to an earlier pre-application section. Members agreed that the entire organization of the subdivision regulations and associated review process should be reviewed with the objective of receiving more complete and appropriate applications. This will lead to less revision, fewer approval conditions and fewer post approval issues. Padick agreed to work on this issue over the summer months.

The remaining agenda items were tabled until the May 11th meeting.

IV. Future Meetings

The next meeting is scheduled for 5/11/10 at 2pm in Room B.

V. Adjournment

The meeting was adjourned at 3:53 p.m.

Respectfully submitted,

K. Holt, Secretary